



Land at Aliceford , Sourton Down, Okehampton, EX20 4HR

---

A level parcel of land extending to about 22 acres with good road links to the A30 and A386

A30 (Sourton Down) 0.2 miles - Bridestowe 2.6 miles - Okehampton 3.8 miles

• For Sale by Online Auction - Wednesday 10th of June at 4.30pm • Pasture • About 22 acres • Road frontage • Auction Range £125,000 - £175,000 • Freehold

**Auction Guide £125,000**

01392 680059 | [farmagency@stags.co.uk](mailto:farmagency@stags.co.uk)

### **METHOD OF SALE**

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date is Wednesday 10th of June 2026 at 4.30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

### **SITUATION**

The land lies a short distance South of the A30 at Sourton Down in West Devon.

The A30 is the main transport route through Mid Devon and links Exeter in the East to Cornwall, West.

Local villages and town centres boast various shops and amenities to support the busy rural community including Mole Avon country stores in Okehampton and Maunders Farm and Country in Launceston.

### **INTRODUCTION: AUCTION GUIDE £125,000 - £175,000**

The land extends to about 22 acres of level and gently sloping pasture arranged into a number of enclosures with some areas of trees and mature vegetation. A stream runs through the centre of the land.

Situated on the land is a former mine chimney. Fencing around the former mine chimney has been erected as a safety measure. Viewers are requested to keep away from the structure and not to get too close.

### **SERVICES**

No services connected.  
Stream water crosses the land.

### **ACCESS**

Direct access to the public highway.

### **TENURE AND POSSESSION**

The land is freehold and is subject to vacant possession save for the occupancies of properties where the title overlaps, shown in brown on the sale plan.

### **GRAZING RIGHTS**

The land has rights to graze 17 livestock units over Bridestowe & Sourton Common CL96 , Sourton Common CL97 and in additional the Forest of Dartmoor CL164. Plus 1 livestock unit just Bridestowe & Sourton Common CL96 , Sourton Common CL97. Please see legal pack for further details.

### **LOCAL AUTHORITY**

West Devon Local Authority - [www.westdevon.gov.uk](http://www.westdevon.gov.uk)

### **SPORTING AND MINERAL RIGHTS**

The sporting and mineral rights insofar as they are owned are included with the freehold.

### **WAYLEAVES AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it. A bridleway that runs through the land.

There is a right of way for South West Water over land to access the works station.

### **STATUTORY NOTICE**

There is a statutory notice from South West Water, to lay pipes through part of the land. Works on the land are underway and evident from inspection. The vendors reserve all statutory compensation and easement payments. Further details on the reinstatement works are in the legal pack.

### **PLANS & BOUNDARY FENCES**

A plan which is not to scale, is included with these sale particulars for identification purposes only. The vendor shall not be called upon to define the ownership of boundary fences.

### **PROOF OF IDENTITY**

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for administration.



### **BUYERS & ADMINISTRATION FEES**

The successful purchaser(s) will be liable to pay the Buyers Fee and Administration Fee, collected by Bamboo Proptech immediately post auction. Buyers Fee - £2,400 inc VAT (retained by Stags/Bamboo Proptech as a contribution towards the online platform costs.) Additional Administration Fee - £1,200 inc VAT.

### **DEPOSIT PAYMENT**

Where stated on the property listing, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and 10% Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

### **AUCTION LEGAL PACK**

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### **COMPLETION DATE**

The completion date will be 20 working days after the auction or as dictated by the solicitor.

### **VENDORS SOLICITOR**

Kate Gay Ashfords LLP Ashford House Grenadier Road Exeter EX1 3LH  
k.gay@ashfords.co.uk 01392 333671

### **DEFINITION OF AUCTION GUIDE AND RESERVE**

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices may change at any time prior to the auction.

### **SPECIAL CONDITIONS OF SALE**

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.

### **VIEWING**

Strictly by appointment only and during daylight hours. Please contact Stags Farm Agency on 01392 680059.

### **WARNING**

Farms and land can be dangerous places. Please take care when viewing the property, particularly around the former mine chimney, a fence has been erected as a safety measure. Viewers are requested to keep away from the structure and not to get too close.

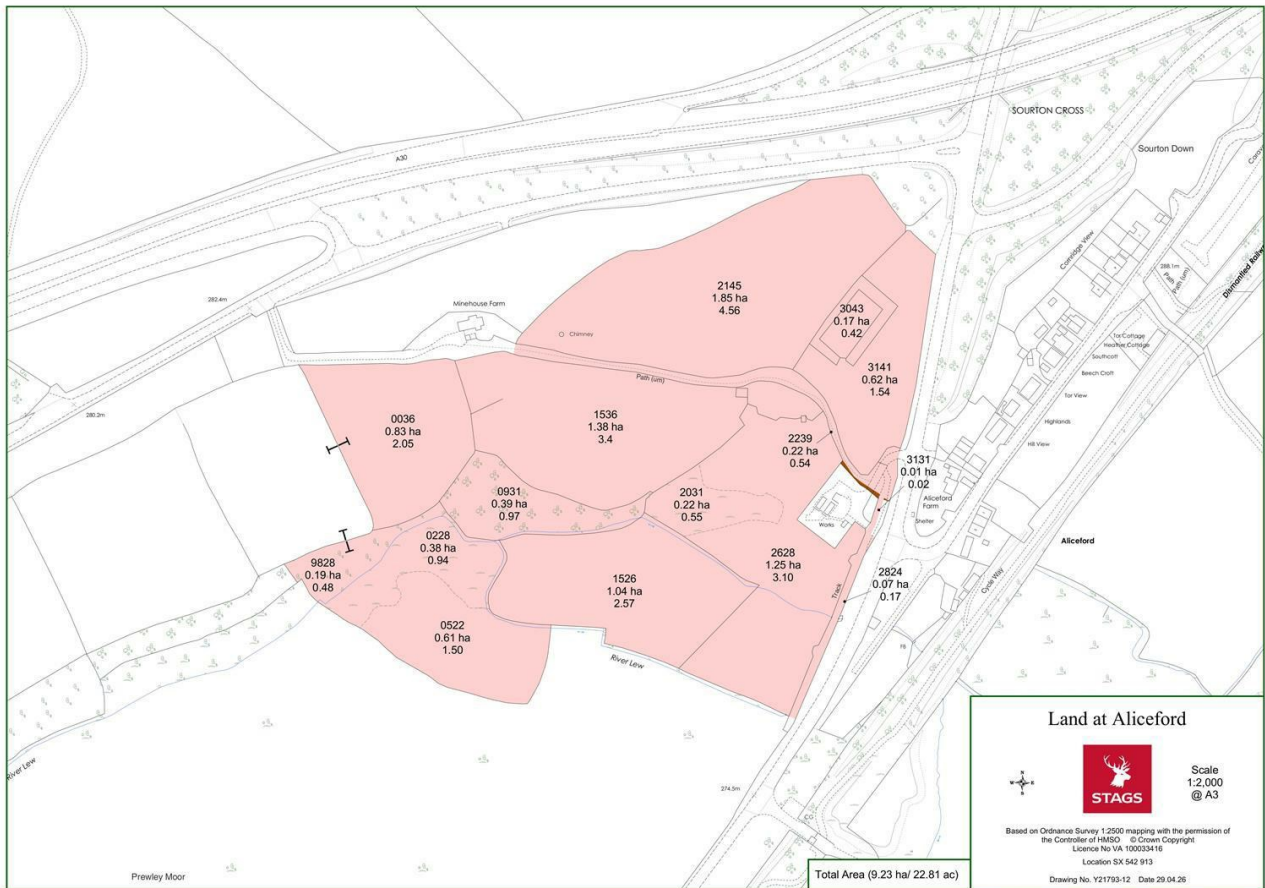
### **DIRECTIONS**

From the A30 at Sourton Down take the A386 South towards Tavistock. The land is situated on the right and is marked by a Stags sale board. What3words:///forkful.friends.grownup

### **DISCLAIMER**

These particulars are a guide only and are not to be relied upon for any purpose.





Land at Aliceford

Scale  
1:2,000  
@ A3

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO © Crown Copyright. Licence No VA 100333416 Location SX 542 913 Drawing No. Y21793-12 Date 29.04.26



@StagsProperty

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.